157.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,400 / 887,400
					USE VALUE:	887,400 / 887,400
					ASSESSED:	887,400 / 887,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SU JIMMY LI SHIN &
Owner 2:	SU CAROLYN JAN WHEI
Owner 3:	
Street 1:	94 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SINCHE MELANIE V & BRYAN C -
Owner 2:	-
Street 1:	94 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1966, having primarily Wood Shingle Exterior and 1962 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	467,400		420,000	887,400
Total Card	0.138	467,400		420,000	887,400
Total Parcel	0.138	467,400		420,000	887,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.25 | /Parcel: 452.2

Legal Description

User Acct 104504

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 05/04/17

!12292!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	467,400	0	6,000.	420,000	887,400	887,400	Year End Roll	12/18/2019
2019	101	FV	366,100	0	6,000.	420,000	786,100	786,100	Year End Roll	1/3/2019
2018	101	FV	366,100	0	6,000.	354,000	720,100	720,100	Year End Roll	12/20/2017
2017	101	FV	350,900	0	6,000.	324,000	674,900	674,900	Year End Roll	1/3/2017
2016	101	FV	350,900	0	6,000.	276,000	626,900	626,900	Year End	1/4/2016
2015	101	FV	339,100	0	6,000.	240,000	579,100	579,100	Year End Roll	12/11/2014
2014	101	FV	239,300	0	6,000.	222,000	461,300	461,300	Year End Roll	12/16/2013
2013	101	FV	239,300	0	6,000.	211,200	450,500	450,500		12/13/2012

PRINT

Date	Time
12/11/20	02:23:31

LAST REV

Date	Time
02/22/18	09:56:16
danam	
12292	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SINCHE MELANIE	64082-92		8/15/2014		675,000	No	No		
ROBERTS KATHERI	57296-282		8/15/2011		512,500	No	No		
	17915-562		3/1/1987		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2018	8	Solar Pa	19,992	C				
5/31/2016	698	Add Bath	11,000					add bath in bsmt
10/9/2007	917	Re-Roof	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	Inspected	DGM	D Mann
4/18/2017	Measured	DGM	D Mann
4/18/2017	Permit Visit	DGM	D Mann
4/18/2017	Left Notice	DGM	D Mann
7/3/2012	Measured	JBS	JOHN S
11/15/2011	MLS	EMK	Ellen K
1/27/2009	Mailer Sent		
11/29/1999	Measured	268	PATRIOT
2/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

USER DEFINED

Prior Id # 1:	104504
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	117000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489902
Depreciation:	22535
Depreciated Total:	467367

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

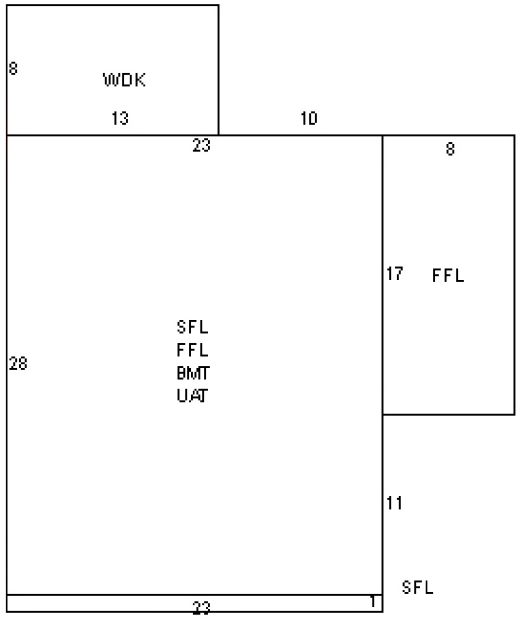
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.61
Special Features:	0	Val/Su Net:	198.39
Final Total:	467400	Val/Su SzAd	323.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	780	168.730	131,612
SFL	Second Floor	667	168.730	112,545
BMT	Basement	644	111.360	71,718
UAT	Upper Attic	161	67.490	10,866
WDK	Deck	104	15.610	1,624

Net Sketched Area:	2,356			Total:	328,365
Size Ad	1447	Gross Are	2839	FinArea	1962

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	